

Exhibit A

Legal Description

Situated in the Township of Troy, County of Ashland, and State of Ohio:Being a parcel of land situated in lot number 19, Baldwin Tract, Township number 1, Range number 19, Ashland County, Ohio, bounded and described as follows, to-wit;Commencing at the Southwest corner of said lot;thence East along the South line of said lot and the centerline of Ashland County Highway number 1, for a distance of Five Hundred Nineteen and Thirty-six hundredths (519.36) feet to the point of intersection of the centerline of said highway and the Southerly Right-of-way line of the abandoned I..A. & S.R.R., which point is the place of beginning for said parcel of land;thence continuing East along the South line of said lot and the centerline of Ashland County Highway for a distance of Five Hundred Four and Three-Tenths (504.3) feet to a point;thence North 00° 30' East for a distance of Three Hundred Fifty and Six-Tenths (350.6) feet to a point on the Southerly Right-of-Way line of said abandoned Railroad;thence in a Southwesterly direction along said Right-of-Way line, which follows the line of a curve with a radius of 5672.58 feet, the chord of which bears South 55° 21' West, for a distance of Six Hundred Sixteen and Ninety-six Hundredths (616.96) feet to the place of beginning and containing 2.031 acres of land but subject to all legal highways. Above description completed from the notes of a survey made by Shelby J. Edwards, Registered Surveyor number 3925.

Permanent Parcel Number(s): N39-014-0-0007-00

Premises commonly known as: 954 County Road 40, Nova, OH 44859

END OF LEGAL DESCRIPTION